

## Hickory Ridge - 104 acres - Brown County

PROPERTY IS UNDER CONTRACT TO BE SOLD! This 104 acre Brown County jewel has it all. Located on a dead end road, this secluded 3 bedroom 3 bath home sits on a full walkout basement. There is approximately 1215 square feet of living area on the first floor, and an additional 800+ square feet on the second floor. Features of the home include: wood burning fireplace, county water, septic with leach field, electric heat with heat pump, central air, and a new roof in 2009. There is also a 40x32 pole building with a concrete floor and electric. The current owner has managed this property for over 12 years and has harvested many trophy whitetail. Several mineral stations, fruit trees, and approx. 20 acres of open ground that has and could be used for food plots. This property has had limited hunting pressure by allowing a minimal amount of hunters and no use of atv's. According to the owner, the neighbors are respectful, and there has not been any issues with trespassing. This property is well posted. A beautiful stone bottom creek flows through this property. This creek flows into Eagle Creek which borders the back of the property. Eagle Creek is well known for Waterfowl hunting and fishing for smallmouth bass. This property is also bordered by 2000+ privately leased acres. For 15+ years said property has been managed for trophy bucks. The views from the home are breathtaking. This would make the perfect weekend getaway or permanent residence. Taxes are approx. \$2089.14 per year. All minerals owned by seller will transfer to buyer. Private showing only!

### Property Details:

County : Brown

Acreage : 104.64

Address : 9577 Hickory Ridge Rd,  
Mancheser, OH 45144

Price : \$379,900

### Location :

